



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY**

**500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



Monday, April 11, 2011

10:00 AM

Present: Chair Molina, Vice Chair Perry, Secretary Fujioka
and Director Essel

I. ADMINISTRATIVE MATTER

1. Call to Order (11-1696)

Vice Chair Perry called to order the thirty-fifth meeting of the Los Angeles Grand Avenue Authority at 10:06 a.m., with a quorum of the members present.

2. Recommendation: Approve minutes of the meeting held February 28, 2011. (11-1667)

On motion of Director Fujioka, seconded by Director Essel, and unanimously carried, the JPA Board approved this item.

Attachments: [SUPPORTING DOCUMENT](#)

II. CLOSED SESSION

3. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8
Property: Parcels Q, W-2, L and M-2 of the Bunker Hill Urban Renewal Project Area and the Park Parcel
JPA Real Property Negotiator: Grand Avenue Committee, Inc., Nelson Rising, Antonia Hernandez, Ayahlushim Hammond, Gerry Hertzberg, David Riccitiello, Dawn McDivitt, Martha Welborne, Paul Rutter, Thomas Webber, Richard Volpert, Diane Hvolka
Negotiating Parties: Grand Avenue L.A., LLC
Under Negotiation: Price and Terms (11-1697)

This item was taken off calendar.

III. REPORTS

4. Status Report on the Grand Avenue Project by Nelson Rising. (11-1698)

Nelson Rising, Chair, Grand Avenue Committee reported the park is on schedule and advised the JPA Board that moving forward with approvals for the rental apartments on Parcel M would allow the use of the State's Proposition 1C funds under which the State approved allocation of \$9 million to \$10 million to enhance the park.

5. Update of the Civic Park Construction by Barry Widen. (11-1699)

Barry Widen, Related Company, reported that construction is on schedule and under budget. Framing on the new Starbucks has begun and Grand Avenue ramps are on target, both are projected to open October 2011. The contractor is doing a great job and has no reportable injuries.

IV. RECOMMENDATIONS

6. Recommendation: Acknowledge and approve an increase to the Civic Park Budget by \$500,000 to incorporate the additional interest earned on the Civic Park funds - Martha Welborne. (11-1701)

Martha Welborne, Managing Director of the Grand Avenue Committee presented this item, indicating that all interest on the Park funds is dedicated for the Park and there is now enough additional interest to augment the Park budget by \$500,000.

On motion of Director Essel, seconded by Director Fujioka, unanimously carried this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

7. Recommendation: Approve Change Order No. 20 for the Civic Park to Implement Interactive Jets/Lights for Fountain Membrane Pool - Barry Widen (11-1700)

Barry Widen, Related Company presented this item recommending use of the additional Park Budget funding for this feature and provided a brief overview of the implementation of interactive jets and lights for the fountain.

On motion of Director Fujioka, seconded by Director Essel, unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

8. Recommendation: Approve Revised FY 2010 - 2011 Grand Avenue Committee Budget to add \$30,000. - Martha Welborne (11-1704)

Martha Welborne presented this item and explained that this request is a modest increase to the budget to cover staff time and incidentals through June 30, 2011.

On motion of Director Fujioka, seconded by Director Essel, and unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

V. PUBLIC HEARING

9. Public Hearing regarding the disposition of the Authority parcels located on Grand Avenue and 1st Street to Grand Avenue L.A., LLC and the Broad Collection for the development of the modified mixed-use Grand Avenue Project:
- a.) Open the public hearing in accordance with Health & Safety Code Section 33431;
- b.) Approve the Second Amendment to the Disposition and Development Agreement ("Second Amended DDA") allowing for (a) construction of the expanded public parking facility and plaza as part of Phase IIA, (b) division of Phase II into 2 new Phases-Phase IIB being the development of Parcel M-2 and Phase IIC being the development of the portion of Parcel L above the public parking facility, (c) extending the deadlines for Developer to acquire the ground leases for the Phase IIB, Phase IIC and Phase III Parcels and for commencement of construction for Phases IIB, IIC and III, (d) providing a method for the Authority to receive funds from the CRA to finance the affordable housing units in Phase IIB and (e) authorization for the Chair to execute documents substantially in the form attached and after approvals as to form by Authority counsel; and
- c.) Consent to Grand Avenue L.A., LLC's amended assignment and assumption agreement with Broad Collection with respect to certain rights to Phase II under the Disposition and Development Agreement (Grand Avenue) in order to permit Broad Collection to construct the enlarged public parking facility on Parcel L in accordance with the DDA, as amended by the Second Amendment to the Disposition and Development Agreement, and authorization for the Chair to sign documents substantially in the form attached and after approval as to form by Authority counsel; and

d.) Close the Public Hearing. (11-1702)

Vice Chair Perry requested the Board Secretary declare the Public Hearing open.

Paul Rutter, Grand Avenue Committee Attorney, provided a summary of the recommendations. Mr. Rutter also reported the schematic design is scheduled for completion by August with a construction start date of October 2012, subject to all required approvals.

Chair Molina joined the meeting and presided over the remainder of the meeting.

Brady Westwater addressed the JPA Board and indicated he was pleased with the park's progress. Mr. Brady also spoke on the development of future cultural improvements.

There were no additional public comment cards were submitted.

After discussion, the JPA Board closed the public hearing and took the following actions unanimously carried on motion of Vice Chair Perry, seconded by Director Fujioka:

- Approved the Second Amendment to the Disposition and Development Agreement ("Second Amended DDA") allowing for (a) construction of the expanded public parking facility and plaza as part of Phase IIA, (b) division of Phase II into 2 new Phases-Phase IIB being the development of Parcel M-2 and Phase IIC being the development of the portion of Parcel L above the public parking facility, (c) extending the deadlines for Developer to acquire the ground leases for the Phase IIB, Phase IIC and Phase III Parcels and for commencement of construction for Phases IIB, IIC and III, (d) providing a method for the Authority to receive funds from the CRA to finance the affordable housing units in Phase IIB and (e) authorization for the Chair to execute documents substantially in the form attached and after approvals as to form by Authority counsel; and
- Approved consent to Grand Avenue L.A., LLC's amended assignment and assumption agreement with Broad Collection with respect to certain rights to Phase II under the Disposition and Development Agreement (Grand Avenue) in order to permit Broad Collection to construct the enlarged public parking facility on Parcel L in accordance with the DDA, as amended by the Second Amendment to the Disposition and Development Agreement, and authorization for the Chair to sign documents substantially in the form attached and after approval as to form by Authority counsel.

Attachments: [SUPPORTING DOCUMENT](#)

VI. MISCELLANEOUS

10. Discussion of future agenda items and date of next meeting - Martha Welborne (11-1668)

Ms. Welborne informed the JPA Board that the signage proposal for the park will be presented at next meeting.

11. Public Comment (11-1669)

No members of the public addressed the JPA Board on this item.

12. Adjournment (11-1671)

There being no further business to discuss, Chair Molina adjourned the meeting at 10:46 a.m.